

Broad Oak Farm, Rossett **Pre – Application Consultation Report**

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1.0 ADDENDUM

- 1.1 This application represents a resubmission. This resubmission is a consolidated application in light of the refusals of planning permission referenced as P/2017/0623 & P2018/0223, both refused on 30 July 2018.
- 1.2 A pre-application consultation exercise was undertaken for a comparable scheme on the same site in 2017 and a pre-application consultation report prepared and submitted accordingly. The application before the LPA now represents a comparable scheme, of a reduced scale and density of development, on the same application site. It is submitted that principles of the development are directly comparable and hence the originally submitted pre-application consultation report is still applicable in the context of determination of the planning application.

2.0 INTRODUCTION

- 2.1 This pre application consultation process has taken place in advance of a full planning application at the site of Broad Oak Farm, Rossett for the conversion and part demolition of the existing barns to create 13 residential units.
- 2.2 The scheme is classed a major development (with 10 or more units / a site area greater than 0.5 hectares) and triggers the requirement for a consultation process.
- 2.3 The Town and Country Planning Development Management Procedure (Wales) (Amendment) Order 2016 sets out the requirements for a pre application consultation.
- 2.4 The pre application consultation report must contain the following:
- a) A copy of the site notice;*
 - b) a declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days;*
 - c) a copy of the notice given to owners and occupiers of adjoining land;*
 - d) copies of all notices provided to councillors, town and community councils, and specialist consultees;*
 - e) a summary of all issues raised in response to the statutory publicity (i.e. site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed; and*
 - f) copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.*
- 2.5 Each of these items are contained with the report.

CONSULTATION

- 2.6 The following consultees were identified:

- **Rossett Community Council**
- **Rossett Ward Councillor**
- **Neighbouring land owners / occupiers**

- **Natural Resources Wales**
- **Wrexham Council Highways**
- **Wrexham Council Public Protection**
- **Welsh Water**

- 2.7 The planning application documents were made available for inspection online through a designated file sharing website: <http://jmp.sh/m6tySQp>
- 2.8 Additionally the documents were made available to view online using one of the free public computers at Gresford Community Library, Vicarage Lane, Gresford, Wrexham, LL12 8UW.
- 2.9 All documents were made available to view for a period of 6 weeks (between 31st May and 12th July 2017), in accordance with the statutory consultation period (which requires a minimum of 28 days).

ROSSETT COMMUNITY COUNCIL

- 2.10 Rossett Community Council were identified for consultation in that the application site is located within the village of Rossett. A copy of the pre application consultation site notice was sent to the Clerk to the Council, Wendy Pace.

ROSSETT WARD COUNCILLOR

- 2.11 A copy of the pre application consultation site notice was sent to the Rossett Ward Councillor Hugh Jones.

NEIGHBOURS

- 2.12 Copies of the consultation site notice alongside a covering letter were delivered to the following neighbouring land owners / occupiers:

Llyndir Cottage Llyndir Lane Rossett LL12 0AY	Broad Oak Lodge Llyndir Lane Rossett LL12 0AU
Wesley Cottage Green Lane Rossett LL12 0AU	Cilan Green Lane Rossett LL12 0AU
Broad Oak Cottage Llyndir Lane Rossett LL12 0UA	

STATUTORY CONSULTEES

- 2.13 Natural Resources Wales, Wrexham Council Highways, Wrexham Council Public Protection and Welsh Water were identified in accordance with Schedule 4 to the 2016 DMPOH.

3.0 COPY OF NOTICES

- 3.1 Copy of the notice displayed outside the site and served upon adjoining land owners / occupiers, Rossett Community Council and Ward Councillor.

SCHEDULE 1

Pre-application notices

SCHEDULE 1B

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and
displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at: **Broad Oak Farm, Llyndir Lane, Rossett, LL12 0UA**

I give notice that **S. Trowbridge** is intending to apply for planning permission for: *Change of use and conversion of barns to form 13 no. residential units and associated works including part demolition*

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at <http://imp.sh/m6tySQp> (please type this link into your web browser)

(or)

You may view this information using one of the three computers at **Gresford Community Library**, Vicarage Lane, Gresford, Wrexham, LL12 8UW. Tel: 01978 852627

The library opening times are: Tuesdays and Wednesdays 2pm till 5pm, Fridays 10am till 5pm, Saturdays 10am till 1pm.

Anyone who wishes to make representations about the proposed development must write to the planning agent by **28th June 2017** at:

Signed:



Date: 31/05/2017

Guy Evans
Cassidy + Ashton
10 Hunters Walk
Canal Street
Chester
CH1 4EB
guyevans@cassidyashton.co.uk

DECLARATION

- 3.2 We, the planning agent, confirm that the site notice was displayed in accordance with the statutory requirements on the development site for a period of not less than 28 days.

3.3 Copy of the notice served upon specialist consultees.

SCHEDULE 1C

Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales)
Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at **Broad Oak Farm, Llyndir Lane, Rossett, LL12 0UA**

I give notice that **S. Trowbridge** is intending to apply for planning permission for: ***Change of use and conversion of barns to form 13 no. residential units and associated works including part demolition***

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <http://jmp.sh/m6tySQp>

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the planning agent guvevans@cassidyashton.co.uk by 28th June 2017.

Signed:



Date: 31/05/2017

4.0 CONSULTEE RESPONSES

- 4.1 Several responses were received and this chapter provides a summary and commentary as to how the responses have been taken into account in preparing the application. Full copies of each response are listed within the Appendices in Chapter 5.

WREXHAM COUNCIL HIGHWAYS (APPENDIX 1)

- 4.2 In summary the following points were raised:
- Adequate visibility splays are proposed.
 - The surrounding road network would benefit from new passing pays on Llyndir Lane and on the unnamed road past Rosett Business Village.
 - Traffic generation from the proposed development should be limited to that previously experienced by the farm.
 - Questions raised over the traffic generation figures that the farm previously experienced.
 - Questions raised over the trip rate figures proposed.
 - Recommendation that a new footway is provided along the site frontage.
 - Parking provision should be increased from 33 spaces to 35 spaces.
 - The turning space for a 11.2m long refuse vehicle as indicated within the proposed site plan is acceptable
 - Concerns over the one way system proposed. It is recommended that the southernmost access into the farmyard is closed up and the two way northern access used to serve all units.
 - Concern that the northern visibility splay to be provided for the exit point potentially cuts across 3rd party land.

Our Response

- 4.3 With regard to vehicle movements, it appears that the highway response has mistaken the 4, 4.5 and 5 two way vehicle movements proposed for each of the dwellings as one way vehicle movements. More detailed information is set out within the application documentation, specifically the highways supplemental note.
- 4.4 It is considered that the vehicle movement figures submitted are an accurate representation of expected trip rates. For example 5 two way vehicle movements as stated (for 4 bed dwellings) equates to 10 individual vehicle movements, in line with the highways consultee comments which also quote a figure of 10 – 11 vehicle movements per dwelling. Regarding

a separate planning application approved in the locality at Gamford Farm, the Council's highways department also referenced that "*a single dwelling typically generates around 11 vehicle movements per day*".

- 4.5 A lower figure of 4 two way movements per day is provided for 2 bed dwellings as these are expected to generate lower vehicle movements.
- 4.6 We consider that the site layout currently proposed provides the optimum arrangement for vehicular access and it is proposed for the one way system as originally proposed to remain unaltered. Clear signs would enforce the one way system to ensure that residents of units 1 to 8 do not use the 'in' access point as an exit.
- 4.7 Comments regarding a separate access to the north of the site are not considered relevant as this access point is outside the remit of this planning application.
- 4.8 It is confirmed that the visibility splay to the north does not pass across 3rd party land.
- 4.9 A new footway is shown across the site frontage on the proposed site plan as requested.
- 4.10 A revised site plan now indicates 35 parking spaces in accordance with the Council's adopted standards.
- 4.11 In terms of comments regarding passing bays on the surrounding road network, whilst this involves land outside of the control of the applicant, it is submitted that the applicant is committed to working with Wrexham Borough Council highways to improve the wider network and would be open to a commuted sum payment through an appropriate legal agreement to ensure this matter is addressed.

WREXHAM COUNCIL PUBLIC PROTECTION (APPENDIX 2)

- 4.12 The response states that no condition would be placed upon the application. A guidance note is referred to with regards to contaminated land.

NATURAL RESOURCES WALES (APPENDIX 3)

- 4.13 The response considers the potential of the site to contain contamination due to the former farming use. It was requested that it is preferable for the development to be connected to the existing piped foul sewage system,

rather than foul water being dealt with through a package treatment plant and discharged into Pulford Brook, as proposed.

- 4.14 It is acknowledged that the site is outside the extreme flood risk zone and has a low risk of flooding from surface water.
- 4.15 It is stated that bat works should be carried out under the provisions of a derogation licence issued by NRW as requested.
- 4.16 It is agreed that the suggested approach of Reasonable Avoidance Measures (RAMs) in respect of great crested newts should be followed.

Our Response

- 4.17 After taking these comments into consideration, it is the intention to retain the private foul water treatment plant as originally proposed to discharge into Pulford Brook. This would avoid the prohibitive costs associated with a piped connection. A package treatment plant arrangement has been carried out at similar barn conversion schemes in Wrexham (notably Cornish Hall). Full details would be provided through the discharge of an appropriately worded planning condition covering foul water drainage.
- 4.18 Bat works would be carried out under the provisions of a derogation licence issued by NRW as requested.

WELSH WATER (APPENDIX 4)

- 4.19 In summary Welsh Water have no objection to the proposed development and offer standing advice, to be taken into account through any future planning application for the development.
- 4.20 As it is not the intention to connect to the public sewer network, it is stated that comments from Welsh Water are limited.
- 4.21 Regarding sewage treatment, it is stated that no problems are envisaged with the waste water treatment works for the treatment of domestic discharges from the site.

Our Response

- 4.22 It is agreed that no issues are envisaged with the private waste water treatment plant.

ROSSETT COMMUNITY COUNCIL

4.23 No response.

ROSSETT WARD COUNCILOR

4.24 No response.

NEIGHBOURS

Broad Oak Lodge Llyndir Lane Rossett LL12 0AU	Response received. Please refer to appendix 5.
Wesley Cottage Green Lane Rossett LL12 0AU	No response.
Broad Oak Cottage Llyndir Lane Rossett LL12 0UA	No response.
Llyndir Cottage Llyndir Lane Rossett LL12 0AY	Response received. Please refer to appendix 6.
Cilan Green Lane Rossett LL12 0AU	No response.

4.25 With reference to the response from Llyndir Cottage, the points raised have been taken into account and we make the following comments:

- The Town and Country Planning Development Management Procedure (Wales) (Amendment) Order 2016 has been correctly followed. National and local requirements information has been made

available through the pre application consultation. The application has been publicised by making available *"any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application"*.

- The Welsh Government Pre Application Consultation Guidance Note states through paragraph 50 that: *"LPAs should not use validation to prevent the start of the determination period where an applicant has taken reasonable steps to fulfil the information requirements"*.
- We consider that reasonable steps have been undertaken to fulfil the information requirements.
- There is no formal requirement to undertake submit a pre application enquiry. We have had dialogue with a planning officer from Wrexham Council and are well versed in the submission and determination of such applications in the local authority area e.g. Gamford Farm and Cornish Hall.
- There is no intention to reactivate the remaining farm buildings for any farm operations.
- The red line boundary has been amended to now include Structure B.
- The development would not have a significant visual intrusion into the surrounding landscape by way of overdevelopment, poor layout, design or landscaping.
- There will be a net improvement through the demolition of several buildings. Landscaping is not a matter included within this application, it would be dealt with through the discharge of an appropriately worded planning condition. The proposed site plan represents the optimum layout, taking into account the characteristics of the site.
- The NRW response states that the site is considered to be at very low risk from surface water flooding. There will be an improvement with regards to the removal of hardstanding.
- An updated structural condition report has been carried out by Huxtable and Hodgeson in July 2017.
- There are no trees or hedges within the boundary of the application site and as such it is considered that an Arboricultural Survey is not required.

- An affordable housing requirement has not been consciously avoided. 25 + dwellings could not be accommodated on the site. Four 2 bed dwellings are still proposed, representing a more affordable dwelling type, to cater for the lower end of the market / younger buyers and in accordance with the characteristics of building A.
- Detailed plans for building D have been included within the pre application consultation.
- The trip rates provided are considered accurate and manual for streets has been followed.
- 35 parking spaces are now indicated on the proposed site plan.

4.26 With reference to the response from Broad Oak Lodge, the points raised have been taken into account and we make the following comments:

- The development of the site for no more than 6 dwellings would not make optimum use of the site and would provide little scope for the demolition of any other buildings not being converted.
- The increase in vehicle movements is not considered substantial when taking into account the previous farm operations and type of vehicles using the site.
- The widening of Llyndir Lane along the site frontage and the creation of a new passing bay are considered to compensate for the new traffic generated, providing an acceptable solution in highway safety terms.

5.0 SUMMARY AND CONCLUSIONS

- 5.1 This pre application consultation process has taken place in advance of a full planning application for the conversion and part demolition of the existing barns to create 13 residential units at the site of Broad Oak Farm, Rossett. The Town and Country Planning Development Management Procedure (Wales) (Amendment) Order 2016 has been correctly followed.
- 5.2 Full drawings and statements were presented and other information made available best represented the content of an application but acknowledged that it was not the final article. Sufficient information in substantially the same form was provided for people / consultees to gauge and make an informed response.
- 5.3 We have acknowledged a number of comments and amended the scheme now being submitted. There will be further opportunity for all parties to be consulted and make comments through the standard determination process.

6.0 APPENDICES

6.1 **Appendix 1** – Copy of response from Wrexham Council Highways

Pennaeth yr Amgylchedd a Chynllunio/Head of Environment and Planning
Lawrence Isted

De Ffordd yr Abaty, Ystad Ddiwydiannol Wrexham, Wrexham LL13 9PW
Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW
Ffôn/Tel: 01978 298989 BT Text Phone: 01978 292067
www.wrexham.gov.uk www.wrexham.gov.uk



Cassidy + Ashton

10 Hunters Walk
Canal Street
Chester
CH1 4EB

Eich Cyf/Your Ref
Ein Cyf/Our Ref
Dyddiad/Date
Gofynner am/Ask for
Rhif Union/Direct Dial
E-bost/E-mail

PRE/2017/031
13th June 2017
Mr P Palmer
01978 729688
phil.palmer@wrexham.gov.uk

FAO: Guy Evans

Dear Guy

Broad Oak Farm, Llyndir Lane, Rossett, Wrexham.
Proposed Residential Development (13 no. dwellings) – DMO Notice

I refer to your email / DMO Consultation dated 01/06/2017 in respect of the above.

Access

The proposed development site is located on Llyndir Lane which is a classified road subject to a 60mph speed limit. However, a previously conducted speed survey along this section determined 85th percentile values of 33.2mph for vehicles approaching the development site from the north west and 32.6mph for vehicles approaching from the south east.

The farm appears to have 3 main points of access in addition to the existing access which serves the farmhouse itself. All existing access points suffer from inadequate visibility and do not meet the requirements of Manual for Streets. However, the most northerly access (approximately 2.9m wide, does not appear to be included in the application site. I assume that the buildings at the northerly part of the site also previously formed part of the former pig farm. I assume that any vehicle movements associated with these buildings / access are included in the traffic figures quoted in the Design & Access Statement. On this basis, this access would need to be permanently closed up. **Could you please provide further clarification on this element of the development site.**

Based on 85th percentile speeds of 33mph in both directions along this section of Llyndir Lane, Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 49m in both directions measured to the nearside edge of the adjoining highway. As determined speeds are less than 40mph, stopping sight distances detailed in Manual for Streets are considered acceptable.

The section of carriageway fronting the site appears to range between 3.9 – 5.2m in width. A minimum carriageway width of 5.5m with a 2.0m wide footway would normally be required in this location.

*Rydym yn croesawu gohebiaeth yn Gymraeg.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.*

*We welcome correspondence in Welsh.
We will respond to any correspondence in Welsh and this will not lead to any delay.*

There would appear to be two main routes between the development site and the B5445 Chester Road where a limited number of community facilities can be reached ie. Bus stops, shops, schools, public houses etc. The shortest access route is via the unclassified road which runs past the Rossett Business Village. However, this route suffers from inadequate carriageway widths, limited passing places and cannot easily accommodate the simultaneous passage of 2 no. vehicles along the majority of its length (approx. 800m). There is no footway provision between Llyndir Lane and the Rossett Business Village and the footway beyond this point is less than 2.0m in width.

This section of road (Lavister Lane) would benefit from an additional passing place located between the junction with Llyndir Lane and the Rossett Business Village access (ie/ Minimum length – 16m, minimum width 5.5m) where the carriageway narrows to around 3.2m.

The alternative access route from the development site to Chester Road is via Llyndir Lane. The Llyndir Lane / Chester Road junction is of inadequate width and Llyndir Lane itself typically suffers from inadequate carriageway widths including sections suffering from poor forward visibility and is considered unsuitable to serve any additional development which would result in a significant increase in traffic movements. There is no lighting or footway provision along this section of Llyndir Lane.

The nature of the proposed development would inevitably create increased pedestrian movements along both Llyndir Lane and the unclassified lane (Lavister Lane) which runs past Rossett Business Village. Given the inadequate carriageway widths, lack of lighting / footway provision and the inadequate level of visibility at the existing access points serving the development site, I would not normally wish to support any proposed development that would generate any additional vehicular and pedestrian movements along these lanes. If an application for additional residential development is to be supported at the site, I would recommend that any proposed development is limited to the existing levels of traffic generation which were previously experienced by the farm.

Llyndir Lane would benefit from an additional passing place located to the south of the farmhouse access (ie/ Minimum length – 16m, minimum width 5.5m) where the carriageway narrows to around 4.5m.

TAN 18 recommends that housing developments should be provided in locations with good access by walking and cycling to primary and secondary schools and public transport stops, and by all modes to employment, further and higher education, services, shopping and leisure, or where such access will be provided as part of the scheme. TAN 18 requires layouts and densities, which maximise the opportunity for residents to walk and cycle to local facilities and public transport stops. However, It is considered that even when vehicles, pedestrians, cyclists arrive at either of the junctions from the development site with the B5445 Chester Road there are very few local facilities available.

The submitted Design & Access Statement suggests that the farm previously generated approximately 206 two-way trips per week, which spread over a 5.5 day working week equates to around 38 no. vehicle movements per day. This level of traffic generation would appear quite excessive for a farm. However, on the assumption that the suggested level of traffic generation is accepted, it would still only equate to a very limited residential development which would still require additional highway improvements ie/ footways, carriageway widening, passing places.

No specific TRICS data appears to have been submitted which relates to similar relatively remote, rural sites. The suggested trip rates indicated in the Design & Access Statement are between 4 – 5 movements per dwelling. Such a low figure would be more representative of a flat / apartment in an urban location. **I would recommend that appropriate TRICs data is provided which reflects the site characteristics.**

Even if the proposed development was limited to existing / previous traffic generation levels, this would only equate to a maximum number of 4 no. dwellings (based on 10 - 11 vehicle movements per dwelling).

Site Layout (Drg. No. L04 Rev P1)

Access Improvements

The submitted layout plan indicates improvements to the wider central access, providing splays of at least 2.4 x 49m in both directions measured to the nearside edge of the adjoining highway which is considered acceptable. However, the required splay in the northerly direction appears to potentially cut across 3rd party land. **Could you please provide further clarification on this element of the development site and explain whether the applicant has control of the land in this direction.**

Visibility in both directions from this central access is achieved by providing an extended verge in front of the existing buildings and widening the existing carriageway to an approximate width of 5.3 to 6.2m along the site frontage which is considered to be a significant improvement compared with existing access arrangements. I would recommend that the hatched areas fronting the site are constructed as footway.

In terms of the proposed southerly entrance shown as an "entrance in / one way only", I comment as follows:-

This arrangement would be difficult to control and any residents living in the courtyard nearest to Llyndir Lane are unlikely to travel through the rear of the site to exit at the more northerly access. I would therefore recommend that this access is closed up with a footway constructed across it possibly providing a pedestrian access to the site at this point. **I would recommend that this detail is indicated on a revised layout plan.**

The developer will need to enter into an agreement with the Council under Section 278 of the Highways Act 1980 in order to carry out the proposed highway improvements works.

Parking & Turning Provision

In terms of parking provision at the proposed development site, I comment as follows:-

Given the remote nature of the site, I would recommend that any proposed parking provision complies with the maximum standards detailed in LPGN 16. LPGN 16 would require 35 spaces in this instance whereas only 33 parking spaces have been proposed.

In terms of turning provision at the proposed development site, I comment as follows:-

Any proposed development would need to provide adequate turning provision within the curtilage of the development site for both refuse wagons and those vehicles (ie/ delivery) likely to visit the site. The submitted layout plan indicates the turning of an 11.2m long refuse vehicle within the curtilage of the site which is considered acceptable.

In conclusion, given the unsustainable location of the site, inadequate carriageway widths, lack of footway provision, I would recommend that any proposed development is restricted to existing traffic generation levels previously experienced at the farm which based on the submitted information would only equate to a maximum number of 4 no. dwellings (based on 10 - 11 vehicle movements per dwelling). **However, I would recommend that appropriate TRICs data is provided for further consideration which reflects the same / similar site characteristics as the proposed development site.**

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'D. Hutton', is written over a series of horizontal lines.

Service Manager Environment

6.3 **Appendix 2** – Copy of response from Wrexham Council Public Protection

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrexham
Guildhall, Wrexham. LL11 1AY
Neuadd y Dref, Wrexham. LL11 1AY
DX: 721924 - Wrexham 4
www.wrexham.gov.uk www.wrexham.gov.uk



Guy Evans
Cassidy & Ashton
10 Hunters Walk
Canal Street
Chester
CH1 4EB

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Contact No/Rhif Cyswllt
E-mail/E-bost

GJ/SES/CHA1651
Preplanning
23 June 2017
Helen Bradshawe
01978 298774
Helen.bradshawe@wrexham.gov.uk

Dear Mr Guy Evans,

Re: Broad Oak Farm, Llyndir Lane, Rossett, LL12 0UA

Thank you for your email dated 22 June 2017 in regards to the pre-application exercise for a proposed application at the above property.

I have reviewed the information to date and can confirm that the Contaminated Land department would not put a condition on the planning application, we would issue an advisory note as follows:

N17N AGRICULTURAL CONSTRUCTION PHASE - CONTAMINATION
If evidence of storage/spillage of agro-chemicals are found in or around the farm buildings/outbuildings/area, then it would be prudent to investigate the potential for residual contamination. The applicant is advised to contact the Contaminated Land Department of the Council on 01978 298774 for further guidance.

If you require any further information then please do not hesitate to contact me.

Yours sincerely

Helen Bradshawe
Contaminated Land Officer

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.



BUDDSODDWYR | INVESTORS
MEWN POBL | IN PEOPLE

6.4 **Appendix 3** – Copy of response from Natural Resources Wales



Ein cyf / Our ref: CAS-35300
Eich cyf / Your ref:
northplanning@cyfoethnaturiolcymru.gov.uk
Tel: 03000 65 3785
Dyddiad/Date: 4 July 2017

Cassidy & Ashton
10 Hunters Walk
Canal Street
CHESTER
CH1 4EB

Er sylw/For the attention of: Guy Evans

Annwyl/Dear Mr Evans

**Town and Country Planning (Development Management Procedure) (Wales)
(Amendment) Order 2016 Notice Pre-Application Consultation under Article 2D**

**BWRIAD / PROPOSAL: Change of use and conversion of barns to form 13
residential units and associated works including part demolition**

LLEOLIAD / LOCATION: Broad Oak Farm, Llyndir Lane, Rossett LL12 0UA

Thank you for consulting Natural Resources Wales (NRW) about the above
proposed development at pre-application stage, which was received on 15 June
2017.

Please note that our comments are without prejudice to any comments we may wish
to make when consulted on any subsequent planning application or permit (either at
pre-application or application stage) for the proposed development. At that time there
may be new information available which we will need to take into account in making
a formal response.

Based on the information submitted to us, we have significant concerns with the
proposed development as submitted. On this basis, we would recommend to the
local authority that they should only grant planning permission if the scheme can
meet the following requirements and they attach the conditions listed below.
Otherwise, we would object to the planning application.

Requirement 1: Foul Drainage: Confirmation that the foul drainage will be
connected to the main sewer, otherwise demonstrate it is not feasible to connect to
the main sewer.

www.cyfoethnaturiolcymru.gov.uk www.naturalresourceswales.gov.uk

Cyfoeth Naturiol Cymru/Natural Resources Wales, Llwyn Brain, Ffordd Penlan, Parc Menai, Bangor, LL57 4TW

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg
Correspondence welcomed in Welsh and English

Conditions 1 - 6: Contaminated Land: Submission of information to demonstrate no risk to the environment

Foul Water

Natural Resources Wales' preferred option is for the foul drainage to be disposed of to the mains foul sewer. We accept that there is some distance from the proposed site to the nearest sewer but, particularly as there are 13 houses involved, we would still prefer a connection to the foul sewer if at all possible.

Our National Permitting Service indicates that the relative costs of planning, installing and maintaining a treatment system versus piping it to a public sewer may still need to be considered.

There are also environmental factors which will need to be considered before a private treatment plant discharging to the river can be installed. The documentation states the discharge would ultimately be made to the Pulford Brook. This watercourse is considered sensitive and is currently failing under the Water Framework Directive. You would, therefore, have to demonstrate that a discharge into this watercourse would not have an adverse impact on the water quality. With respect to the discharge (of effluent) to ground or surface water, you will need to apply for an environmental permit or register an exemption with Natural Resources Wales. In view of the number of dwellings, an environmental permit will be required in this instance. You must obtain a permit prior to commencement of work on site. More information, and the relevant application forms are available on our website: <https://naturalresources.wales/permits-and-permissions/water-discharges/?lang=en>

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standards 6297 and Approved Document H of the Building Regulations.

N.B - Foul drainage. Government Policy also states that where practicable, foul drainage should be discharged to the main sewer. You must ensure that you are not in a sewered area before applying for an environmental permit.

We would also advise you to refer to sewage disposal options within the PPG4 <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Contaminated Land

We have reviewed the information submitted and have also considered an earlier PRA/desk study submitted as part of the 2010 planning application (prepared by Sedwick associates Ref: sa/pks/3946 referenced by the Planning statement document but not provided in the statutory pre planning submission).

The aforementioned PRA/Desk study concludes that:

“In light of the potential pathways for some contamination to affect the site, it will be prudent to carry out a phase 1 assessment of the ground prior to the commencement of development, and any further survey work or mitigation that may be needed. These can be secured by standard conditions on a planning permission”

In view of the above we would recommend that the local planning authority attach the following land contamination conditions:

Condition 1: Development on land affected by contamination

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.

[largely completed]
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reasons

Natural Resources Wales considers that the controlled waters at this site are of high environmental sensitivity due to proximity to surface water and being located on a Principal aquifer. Contamination is known/strongly suspected at site due to historical contaminative uses.

Condition 2: Verification report

Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reasons

To demonstrate that the remediation criteria relating to controlled waters have been met, and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

Condition 3: Long-term monitoring

Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reasons

To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.’

Condition 4: Unsuspected contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reasons

Given the complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.’

Condition 5: SUDS

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason

There is an increased potential for pollution from inappropriately located infiltration systems such as soakaways, unsealed porous pavement systems or infiltration basins.

Condition 6: Piling

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reasons

There is an increased potential for pollution of controlled waters from inappropriate methods of piling.

Flood Risk Management

The site lies entirely in Zone A as defined by Welsh Government's Development Advice Map (DAM) referred to under TAN15: Development & Flood Risk. Our Flood Map information confirms that the site lies outside of the extreme flood risk outline. The updated Flood Map for Surface Water Flooding indicates that the site is considered to be at very low risk from surface water flooding. *However, our historic flood event information suggests that the site has been affected by flooding, most notably in 1964.*

Given the historic flooding history at the site which is not reflected in the published flood map information, we consider that it would be prudent to investigate this further within the Flood Consequences Assessment. It may be necessary to incorporate mitigation measures into the redevelopment of the site to manage any identified flood risks. For example, there could be the opportunity to raise the finished floor levels of the properties, above localised ground levels, in order to reduce flood risks to the proposed properties and future users of them.

European Protected Species (EPS)

It appears that Bowland Ecology Ltd were commissioned to undertake an extended Phase 1 survey. This survey has not been included within the pre-planning consultation documents. Our comments on the proposals are therefore limited to a review of the information provided within the ecological summary report.

Bats

The ecological evaluation indicates that evidence of brown long-eared bats has been found in two of the buildings. As a consequence, the scheme includes the provision of a suitable compensatory roost. These works would need to be carried out under the provisions of a derogation licence issued by NRW.

Great Crested Newt

We concur with the principles of the suggested approach in respect of great crested newts.

We would advise that consideration be given to the construction of one-way amphibian fencing around the working area of the proposed scheme.

It is noted that the information submitted includes a recommendation in relation to relocation of any great crested newts. Any such proposals can only be lawfully carried out under licence, issued by NRW.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website:
(<https://naturalresources.wales/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>).

We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. You are advised that, in addition to planning permission, it is your responsibility to ensure that all other permits/consents relevant to your development are secured.

If you have any queries on the above please do not hesitate to contact us.

Yours sincerely

Meryl Read

MRS MERYL W READ
Technical Specialist

Direct dial 03000 653785
Direct e-mail meryl.read@cyfoethnaturiolcymru.gov.uk

6.5 **Appendix 4** – Copy of Response from Welsh Water



Developer Services
PO Box 3146
Cardiff
CF30 0EH
Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E-mail: developer.services@dwrwymru.com

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E.bos: developer.services@dwrwymru.com

C 3707

Mr Guy Evans
Cassidy & Ashton
10 Hunters Walk
Canal Street
Chester
CH1 4EB

Date: 13/06/2017
Our Ref: PPA0002171

Dear Mr Evans

Grid Ref: 336745 358480
Site Address: Broad Oak Farm Rossett
Development: 2D - Barn conversions to 13 residential units

We refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response from Dwr Cymru Welsh Water, as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, before applying for planning permission. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 5th June 2017, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted we would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE

Having reviewed the online documentation in support of this application it is understood that foul water flows will be taken to private treatment and surface water run-off from the development site will be taken to a soakaway or watercourse. As the applicant does not intend to connect to the public sewer network, comments from Dwr Cymru Welsh Water will be limited. If however, circumstances should change and a connection to the public sewer is sought, re-consultation with Dwr Cymru Welsh Water will need to be undertaken.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-ali'.

We welcome correspondence in
Welsh and English

Dwr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharis, Mid Glamorgan CF46 6LY

Rydym yn croeso awgustyn yn y
Gymraeg neu yn Saesneg

Dwr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharis, Morgannwg Ganol CF46 6LY.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn addo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treheris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Sneyddfa gofrestredig: Heol Pentwyn
Nelson, Treheris, Morgannwg Ganol CF46 6LY

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treherbert, Morgannwg Ganol CF46 6LY.

6.6 **Appendix 5** – Copy of response from Broad Oak Lodge

Broad Oak Lodge
Llyndir Lane
Rossett
Wrexham
LL12 0AU

25th June 2017

Re: Proposed Development by S. Trowbridge at Broad Oak Farm,
Llyndir Lane, Rossett, Wrexham LL12 0AU

Dear Mr. Evans,

I would like to express some concerns and comments regarding the proposed development at Broad Oak Farm.

As a general principle I feel that 13 dwellings is too large a development for the site and for the hamlet of Broad Oak, which currently consists of just 6 dwellings (two detached cottages and two semi-detached cottages which are clustered close to the Wrexham to Chester railway line/ Broad Oak Crossing, and are located about half way between Cam-yr-Alyn Farm to the west and Broad Oak Farm to the east, which are about ½ mile apart from each other).

I do understand that the old (now sadly redundant) agricultural buildings at Broad Oak Farm, that are located alongside Llyndir Lane (Barns A and B), are fine examples of old vernacular agricultural buildings, and I believe that their preservation, by finding an alternative use for them, has some merit. However, I don't think that the proposed development of the modern 'Atcost' building (Barn D) does have any merit in being preserved and developed. I would recommend that Barn D be demolished along with Barns C, E and F. This amendment would reduce the proposed development from 13 dwellings down to 8, as well as further enhancing and increasing the openness of the green barrier. It would also help to ameliorate some of my concerns and worries.

My concerns and comments are as follows:

- None of the examples of farm buildings developed for residential use in the surrounding area have more than 6 dwellings built on them. The 13 dwellings associated with this proposal seem excessive.
- The increase in traffic movements for 13 proposed dwellings is substantial, and I feel is an unacceptable increase to the current traffic use of the minor road serving the area.
- There has already been a considerable increase in traffic on this minor road over the past 16 years, since any agricultural traffic was last accessing the Farm, due simply to the increased car use in society. A further increase, due to the proposed development of an additional 13 dwellings, would be inappropriate and detrimental for the area.
- I am also concerned about the proposed road-widening measures intended for the western entrance.
- I am extremely anxious of the effect that the proposed development could have upon the drainage provision for my well and land drains, which are served by the ditch, culvert and stream to the east side of Broad Oak crossing, beside Broad Oak Farm.

Of considerable concern to me is any possible impact upon the watercourse which flows very close to the proposed development site. This stream, which is flowing northwards to Pulford Brook, receives water from my property, along with water from the under-road drainage system which serves Wrexham County Borough Council Highways road surface water. This Highways drainage system was constructed and implemented at the time of the building of the Wrexham to Chester A483 By-Pass Dual Carriageway in approximately 1990.

Any increase to water levels in the stream at Broad Oak Farm could cause an imbalance to the current drainage pattern and provision upstream, and could therefore have a critical effect upon the wider drainage situation in the area. The drainage provision of the stream is already under great pressure at times of heavy or prolonged rainfall, resulting in drainage issues upstream of the ditch, culvert and stream located at Broad Oak Farm, and which have an effect upon my property. Some of these concerns have also been raised to you by Henry Thomas (Civil Engineer) on my behalf.

We have had unusually and unseasonably low levels of rain this winter (2016) and spring/summer 2017, which has resulted in an extremely dry series of months, and lower water table, which is very much out of 'the norm'.

However, in general terms there has been an increase in rainfall over the past 20 years, and this trend is expected to increase further with the anticipated effects of climate change in the UK. It is expected that annual rainfall levels will rise, and that more 'heavy rainfall' periods will occur. I feel that an additional 13 dwellings would contribute too great an increase in water to the already sensitive drainage system, and the already high water table that is prevalent in this area.

I hope that you will give my concerns consideration in your planning and proposals.

Many thanks,

Yours faithfully,



Eirene Craney

6.7 **Appendix 6** – Copy of response from Llyndir Cottage

28 June 2017

G Evans Esq
Cassidy & Ashton
10 Hunter's Walk
Canal Street
Chester
CH1 4EB

BY E-MAIL ONLY

Dear Mr Evans

Objection to Pre-Application Consultation for the proposed change of use and conversion of barns to form 13 no. residential units and associated works including part demolition at Broad Oak Farm, Cobbler's Lane, Rossett, Wrexham, LL12 0UA

I am writing on behalf of our clients Mr and Mrs Rigby who are residents of Llyndir Cottage, Llyndir Lane, close neighbours to the proposed application site.

We have been asked to submit an objection in relation to this pre-application consultation and trust that the following points will be considered by the applicant before making any further progress with a development scheme for this site.

The scheme follows on from two previous applications; notably the previously withdrawn proposals ref. P/2008/1334 (for 24 units covering the whole site) and ref. P/2010/0510 (for 21 units covering the whole site). The only real change has been a reduction in the site area and a reduction in the number of units.

This letter sets out my client's objections and observations.

J10 Planning Ltd 1-3 Upper Eastgate Row Eastgate Row North Chester CH1 1LQ
Tel +44(0)1244 349 400 Fax +44(0)1244 349 402
post@j10planning.com www.j10planning.com

Chartered Town Planning Company Registration No. 6000409

DMO Process

You will be aware of the legislation surrounding the pre-application consultation process (as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, which states that the developer must provide "any information that would be needed, to accord with any local validation requirements of the relevant local planning authority".

We consider that you have not met these requirements and have relied upon material that will be found to be invalid; most notably:

- *Highways : a supplemental note is relied upon and the original : no full TA appears to have been undertaken or provided*
- *Drainage : a supplemental note is relied upon and no FCA or Drainage Strategy has been undertaken or provided*
- *Ecology : a supplemental note is relied upon and no full survey reports have been provided*
- *Structural : a supplemental note is relied upon, reference is made to an older report (dated 2008) but this has not been provided*
- *Landscape : no landscape assessment has been undertaken impact upon the Green Barrier or the Special Landscape Area*
- *Acoustic : no noise impact assessment has been undertaken to assess the impact of the train track and A483 road located to the west and of any retained uses on the site upon the proposed residential use of the site*
- *Odour : no assessment of odour/air quality has been undertaken; a series of existing buildings associated with the former piggery are shown as being retained and if they were brought back into active agricultural use for livestock purposes they could pose a harmful environmental impact upon the new residential uses now proposed*
- *Contamination : no assessment has been made in relation to the former agricultural use of the site upon the proposed residential use of the site and moreover it is known that asbestos is contained within the roofs both landfill gas and filled land exist locally*

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- *Trees : despite the existence of trees and hedgerows upon the site no assessment has been undertaken of such features*
- *Archaeology : no assessment of potential underground features has been undertaken*

In the light of the above we do not consider the developer has satisfactorily complied with the statutory requirements. At the point of a formal planning application being submitted if the applicant is to rely solely upon the information provided the Authority will be unable to validate the application because the applicant will have relied upon supplementary reports and has also failed to assess and provide other key technical matters.

It is telling, but the draft planning application forms, confirm that there has been no pre-application guidance sought from the LPA or other statutory consultees for had it done so these issues would have been raised.

It is therefore recommended, that the process followed thus far does not comply with the statutory requirements and must be re-visited; making this submission a waste of time and resources.

Notwithstanding the fundamental non-compliance issues, we would like to draw attention to a series of other objections and observations, which are set out under the following headings.

The Site

1. The last use of the site was back in June 2001. The former agricultural use has therefore effectively been abandoned and any new use of the site would now have to be subject of planning permission. All former trip rates associated with the former use have also been lost and cannot be relied upon.
2. The submitted plans suggest that the buildings located to the north of the site, which were previously identified by past planning applications (back in 2009 and 2010) as lying within the same ownership, have now been excluded from the application demise.

3. This either suggests they are no longer owned by the same owner or that the owner has (for whatever reason) decided to exclude them from any transactional deal he has entered into with the current applicant.
4. Either way this raises uncertainty over whether the scheme is comprehensive enough or indeed whether it can realistically sit comfortably next to existing abandoned agricultural buildings (which could, subject to planning, be potentially re-activated for some form of operation) which then might have an (unknown) impact upon the proposed residential use of the application site.
5. Oddly, the applicant has referred to the removal of "Structure B" on their plans despite this being outside of the applicant's red line, which raises questions.

Open Countryside/ Green Barrier/ Special Landscape Area

1. National guidance in 'Planning Policy Wales' (PPW9 Nov 2016) advocates that new development should promote sustainable patterns of development – this proposal fails to demonstrate sustainable credentials.
2. In terms of the sites location in the Open Countryside, TAN 12 'Design' advises that there is the need to avoid impact on distinctive rural landscapes. Wrexham County Borough Council's UDP adopted Local Policies PS1 and PS2, directs new housing schemes towards defined settlements and employment areas, and highlight the importance of protecting countryside character and the quality of the natural environment.
3. The development is included within the designated '**Green Barrier**' (Local Plan Policy EC5) which principally serves to protect the open character of the area, and the designated '**Special Landscape Area**' (Local Policy EC5), which prioritises the conservation & enhancement of the landscape. The development will undoubtedly disrupt the purposes for including land within such designations, by representing a significant visual intrusion into the surrounding landscape by way of overdevelopment, and poor layout, design and landscaping.
4. PPW9 gives specific credence to the Re-Use of buildings in the Green Belt subject to stringent criteria. We consider that the proposal, fails to meet these criteria through loss of openness and being out of keeping with the sites rural context.

5. The site is clearly visible from the strategic A483 (the main route between Wrexham and Chester) and as such the proposed scheme will materially damage the rural countryside setting in a substantial way, largely due to its excessive overdevelopment, and poor design and layout.

Flood Risk

1. The Flood Risk supplementary note conflicts with past reports.
2. The site lies within the designated '**Development and Flood Risk Zone**' (Policy EC12). TAN 15 'Flood Risk' advises that residential development is a use type which is 'highly vulnerable' to Flood Risk.
3. Given the highly vulnerable use, and the proximity to an existing watercourse, the development is considered not to be suitable on this site due to the potential Flood Risk.

Conversions of Buildings – Structural Considerations

1. The original Structural report has not been included and only a supplementary note has been provided.
2. The original report was dated 2008 so is now almost 10 years old and out of date.
3. We would question whether the supplementary report can be relied upon.
4. Indeed, when discussing Building B it suggests a 20% rebuild and we would question whether such extensive works can realistically be described as being minor and still meet policy.
5. The note also refers to buildings outside of the red line application site which have no bearing on this proposal so why include them ?
6. As informed by UDP Policy H3 and LPG Note 3 'Converting Rural Buildings', buildings which are roofless or structurally unsound are not suitable for conversion.

Conversions to Housing in the Open Countryside

1. We do not believe that residential development is appropriate and acceptable for this location. National Policy 'PPW' sets out in Chapter 7 that broadly conversions to residential uses should on the whole be resisted; particularly if they are to be in the Green Barrier (sic. Chapter 4).
2. The scheme proposes 13 no. units which falls below the affordable housing threshold of 25+ units set by Policy H7 and by excluding buildings to the north it would appear that the applicants have consciously aimed to avoid the requirement of affordable housing.
3. Indeed, TAN 2 'Affordable Housing' advises that thresholds should only be regarded as indicative, and where it is demonstrated that affordable housing is integral to the development of sustainable communities, the delivery of such houses can and should be enforced.
4. As further advised by Policy H3 and LPG Note 3 'Design', no evidence has been submitted to demonstrate that the applicant has marketed and advertised the existing farm buildings for an entirely non-residential use. This is deemed to be essential, taking into account other substantial doubts regarding the sites suitability for such a scheme.
5. As the application fails to meet Policy H3, consequently it also fails Policy H5 'Housing in the Countryside' which demands that housing proposals either meet Policy H3 or form a rural exception site as it is located beyond any recognised settlement boundary in the open countryside and is unsustainable.

Design

1. There are fundamental issues with regards to the design of the conversion.
2. Despite the fact, the applicant is seeking a conversion permission he has failed to provide sufficient details and no detailed plans for Building D are provided.
3. The creation of so many new fenestration details into both the elevations and roofspace and the generation of new openings do not retain the agricultural character and appearance of the existing structures as informed by LPG Notes 3, 10 and 22, but also TAN12.

Overdevelopment

1. We consider this to be one of the principal issues with the scheme which will lead to other problems such as amenity standards.
2. The scheme represents overdevelopment of the site and as such units appear crammed and out of character with the rural, open nature of the Green Barrier location.

Highways & Parking

1. The Transport Statement has not been updated, just supplemented by a note.
2. Whilst it proposes 13 units (rather than 24 as submitted in 2010) the scheme offers no footpath connectivity and only 1 passing bay. The trip levels provided are way out and the data being used is some 10 years old cannot be relied upon. Moreover, to suggest it can that trip rates can be compared to a former piggery use that was abandoned 16 years ago, is stretching the point about relative impacts.
3. Manual for Streets has not been followed.
4. Local Policy GDP1 promotes safe & convenient access to developments, LPG Note 3 warns against restricted visibility and narrow single carriageway roads, and TAN 18 'Transport' highlights that the number of accesses permitted will depend on the type and nature of the road.

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5. This application does not comply with any of the above policy guidance, and instead will undoubtedly create significant highways problems on the access routes to the site.
6. Furthermore, the application plays down the access route to and from the site along Lyndir Lane. As informed by the highway objection, not only will this lane form one of the two principal accesses to the site, but will indeed be the main access route to the local facilities in Rossett for residents of the site.
7. The applicant identifies 33 no. parking spaces. Based on parking standards set out in LPG Note no.16 and as informed by Policy T8, 2 spaces per 2 bed unit and 3 spaces per 3 and 4 bed units ought to be provided.
8. The proposal involves 3 no. 4 bed units, 6 no. 3 bed and 4 no. 2 bed units, so ought to provide 35 no. spaces, but the applicant has instead chosen to provide 33 no. spaces; which means the scheme would be under-parked.
9. The site is not located within a sustainable or accessible location and will be wholly reliant upon the car borne user; and considering TAN18's advice in relation to accessibility and parking, the site's remote location demands an acceptable provision of parking.

Accessibility

1. The site, by virtue of its location, cannot be considered accessible.
2. 'Planning Policy for Wales' and TAN 18 dictates throughout that major generators of travel should be located within urban areas or locations well served by non-car transport modes and that efforts should be made to reduce the need to travel by car.
3. Using LPG Note 22 as a guide, the site is not within 400m of a range of services when measured along the roads, it is circa 772m from Chester Road along the unnamed Road and 892m when using the Lyndir Lane access.
4. There are no footways, bus routes, or means of public accessibility to/ from/ past the site.
5. The site is not accessible to sustainable methods of transportation.

Pre-Application Discussions/ Community Consultation

1. According to the draft application forms no pre-application discussions have been held with the Local Planning Authority, which is advocated by TAN 12 outlining that a close working relationship the design team, planners and highway engineers is essential. This is regrettable.

Ecological

1. We note that the ecological supplementary note refers to another survey report, but this has not been provided. Reference is made to a 9 year survey, but ecology surveys are generally only valid for 12 months. We have little confidence of the findings.

Conclusions

In summary, we would, on behalf of our clients, draw attention to the following objections:

1. This pre-application consultation has failed to adhere to and follow legislative guidelines so should be repeated once the shortcomings have been addressed.
2. It fails to comply with Wrexham UDP, Wrexham SPG, Planning Policy Wales, Technical Advice Notes
3. It is unsustainable in both planning and highways terms and provides no connectivity or ability to promote sustainable access.
4. It fails to deliver any level of affordable housing
5. The scale is excessive and results in overdevelopment of the site; too many units are being proposed; this, and the design proposed, results in poor amenity provision, harms the character and appearance of the Green Barrier and Special Landscape Area
6. The conversion does not pass the structural test set out by planning policy
7. It represents development in a Flood Risk Zone and no adequate infrastructure capacity has been proven

We trust that the applicant considers these points carefully before attempting to submit a formal application. When he is ready to submit a PAC then we look forward to how he proposes addressing and responding to these comments.

My clients are not against some form of redevelopment but do feel that the scale and number of units far exceeds what is felt to be appropriate on a site located in such an unsustainable location and sensitive setting as this.

We have copied this to the Local Community Council and local Ward Councillor for their attention.

Yours sincerely



Justin Paul
BA BTP MRTPI

Cc **Mr & Mrs Rigby**
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 Rossett Community Council

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